

## **LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District: North Kesteven District Council**

**Application number: 24/0965/BGS**

**Application Type: full major planning application**

**Proposal: Conversion of 1.64ha horse paddock into Orchard to provide BNG offsetting**

**Location: Malcom Cox Field, off Georgie Twigg Track, Doddington Farms LLP, Lincoln**

**Response Date: 26 September 2024**

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

### **General Information and Advice**

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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## **Highway and Lead Local Flood Authority Report**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

**No Objections**

**Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.**

**Comments:**

**Introduction/Site Location**

**The site is located at Doddington which is approximately 5 miles outside Lincoln, Lincolnshire.**

**The site itself is located off Georgie Twigg Track on Doddington Farms LLP, Lincoln. The site is surrounded by other grassed areas and is not accessed by highway maintainable roads or footpaths.**

**The proposal is to change 1.64ha of grassland into 1.39ha of orchard and 0.25ha of other neutral grassland. In addition, 252m of line of trees would be create.**

**Existing Conditions**

**The area consists of grassland which has been historically grazed by horses and cut for fodder. The north and eastern boundaries are stock fenced, and the southern boundary is electric fencing. To the west is a hedgerow, along the western boundary is shallow, seasonal ditch.**

**Highway safety**

**There are no highway safety concerns with the site which will be accessed by private land.**

#### **Highway capacity**

**Doddington Hall estate has existing parking area which can be used by visitors.**

#### **Site Layout**

**Planting of approximately 250 fruit and nut bearing trees will be to create the orchard.  
The grassland will be managed to improve the species diversity.**

**Officer's Name: Kelly Austwick**

**Officer's Title: Senior Development Management Officer**

**Date: 26 September 2024**